

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROCLAIMER OF MINOR MODIFICATION OF THE
CHARLESTOWN URBAN RENEWAL PLAN
LAND ABUTTING PARCEL P-6

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted on March 25, 1965, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1201 of the said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified by the Boston Redevelopment Authority; and

WHEREAS, the "Proposed Zoning Map" of said Urban Renewal Plan was amended by the Authority on April 5, 1973, to change the zoning designation of Parcel P-6 from H-1 to L-1-U; and

WHEREAS, it is proposed to develop said Parcel P-6 in combination with land to its rear not designated as an urban renewal parcel, which land is now in an L-1 zoning district but shown as H-1 on the "Proposed Zoning Map" of said Urban Renewal Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the "Proposed Zoning Map" of the Charlestown Urban Renewal Plan is hereby modified to change the proposed zoning from H-1 to L-1-U for the area to the rear of said Parcel P-6 as shown on the attached Map.
2. That the proposed modification is found to be minor and does not substantially or materially alter or change the Plan.
3. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.
4. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1 Circular dated June 3, 1970.
5. That the Boston Redevelopment Authority hereby approves the sub-district change and directs the Director to transmit the same to the Zoning Commission of the City of Boston for its consideration, and the Director be and hereby is authorized and directed in the name and behalf of the Authority to petition the Zoning Commission to establish that the area designated on the attached map is established as a L-1-U District.

MEMORANDUM

March 15, 1984

4419

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55
PROCLAIMER OF MINOR MODIFICATION OF "PROPOSED ZONING
MAP" OF CHARLESTOWN URBAN RENEWAL PLAN FOR LAND ABUTTING
PARCEL P-6; AUTHORIZATION FOR DIRECTOR TO PETITION ZONING
COMMISSION FOR CHANGES TO ZONING MAP FOR LAND ABUTTING
PARCELS P-6, R-60 AND R-61

In April of 1973, the Authority amended the "Proposed Zoning Map" of the Charlestown Urban Renewal Plan to change Parcels P-6, R-60 and R-61 from H-1 to L-1-U Zoning designations. These changes were subsequently adopted by the Zoning Commission. Parcel P-6, which also was authorized for "commercial and residential use" instead of "public use" at that time, remains undeveloped. At the Board meeting of March 1, 1984, the Authority tentatively designated Paramount Development Associates as the developer of this site. Their proposed development will combine private and Authority owned land in a single development underlying primarily residential and three commercial condominiums.

To accommodate commercial use, to allow minor dimensional deviations from the Zoning Code, subject to design review, and to put the entire development parcel into a single zoning category, we recommend that the private land abutting Parcel P-6 be put into an L-1-U zoning district. This land is now zoned L-1, but the "Proposed Zoning Map" of the Urban Renewal Plan puts it in an H-1 district. The attached resolution would proclaim a minor modification to said "Proposed Zoning Map" to accommodate this change and authorize the Director to petition the Zoning Commission an L-1-U designation.

At the same time, we recommend that small fragments of old L-1 and B-2 districts abutting Parcels R-60 and R-61 be changed to H-1, in conformity with said "Proposed Zoning Map," to simplify the zoning map. The property affected is all in residential or park use. Item 6 of the attached resolution authorizes the Director to petition for these changes which are shown on the attached map.

I recommend that the attached resolution be adopted.

attachment

